

# S&C North Ranch

## 6,800 Acres For \$10,200,000



S&C Ranch is a, 6,800 +/-acre quail and Osceola Turkey hunter's paradise, consisting of old world Florida palmetto ledges, natural grass prairies, wetlands and amazing oak hammocks. This amazing property is conveniently located in the center the state between Boca Grande and West Palm Beach, making access to the property for weekend getaways or full time living easy and convenient.

The Ranch has a tremendous population of Bobwhite Quail and Osceola Turkey. Hunters routinely enjoy 15 covey rises per day of wild quail. Over 10 flocks of Osceola turkeys make their home on the ranch with 2-4 mature gobblers in each flock with many beards being harvested over 12 inches during the last 5 years.

The ranch has a federal Wetland Reserve Program Conservation Easement across it and is home to the headwaters of Fisheating Creek, the second largest flow way into Lake Okeechobee. This amazing property captures and filters millions of gallons of runoff per year, helping to insure clean water flows into Lake Okeechobee and Everglades National Park. This all occurs with a working cattle ranch operating on the property which consist of approximately 700 head of Brangus and Braford cross cattle which coexist with numerous endangered species which include wading birds, eagles, black bears, panthers and more.

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The spacious hunting lodge is nestled under large mature live oaks and consist of 2 living rooms, 6 bedrooms, 2 bathrooms, full kitchen and central heat/air. This lodge is a very comfortable place to relax after a long day of bird hunting or just bringing family and friends out to the woods for a relaxing weekend getaway. There is a 4 bay metal sided barn for hunting buggies, a 16 pen dog kennel with septic, eight stall horse barn and a large set of cattle working pens and hydraulic chute which are all included to make this a turnkey hunting and cattle ranching property.

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